



25 Fortescue Road, Parkstone, Poole, Dorset BH12 2LH

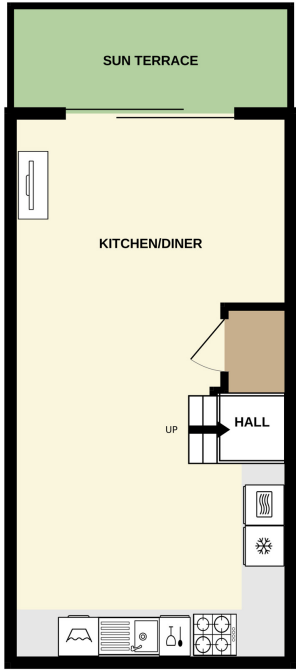
£374,950 Freehold

A stunning three double bedroom end terrace house situated on this residential road in Parkstone within close proximity of Branksome shopping facilities, central bus routes and train station. This superb property was built in 2019 by respected local builders Fresh Homes and offers approximately 1000 sq ft of modern living set over three floors. Internal viewing is a must to appreciate the show home condition accommodation on offer which comprises: lounge area with direct access to garden, bespoke kitchen/diner, reception hall/office, luxury shower room and contemporary modern bathroom. Externally the property boasts a low maintenance South Westerly aspect garden with raised decking and lawned area. To the front the driveway provides off road parking for two cars (side by side). Further features of this turn key home include: integrated appliances to kitchen, Karndean flooring to some rooms, contemporary grey wood internal doors, underfloor heating to kitchen, living and dining areas and wardrobes to top two bedrooms. Nearby Schools - Heatherlands Primary School, St Joseph's Catholic Primary and St Bishops Aldhelms CE Primary.

info@anthonydavid.co.uk
www.anthonydavid.co.uk
01202 677444

ANTHONY
DAVID & CO

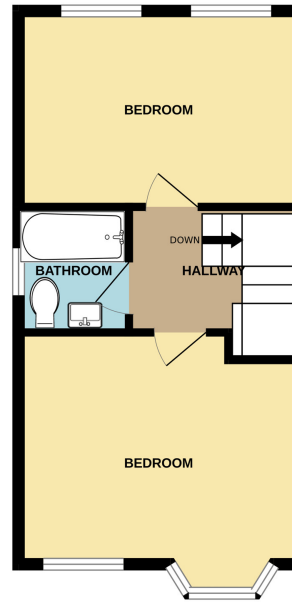
LOWER GROUND FLOOR
348 sq.ft. (32.3 sq.m.) approx.



GROUND FLOOR
353 sq.ft. (32.8 sq.m.) approx.



1ST FLOOR
356 sq.ft. (33.1 sq.m.) approx.



Open Plan living 26' 8" x 13' 2" (8.13m x 4.01m)

Reception Hall 13' 2" x 8' 11" (4.01m x 2.72m)

Bedroom 13' 4" x 9' 1" (4.06m x 2.77m)

Shower Room

Landing Doors off to

Bedroom 13' 2" x 10' 7" (4.01m x 3.23m)

Bedroom 13' 2" x 9' 1" (4.01m x 2.77m)

Bathroom

Garden South Westerly aspect

Driveway Off road parking x 2

Council Tax Band C

AGENTS NOTE INTERNAL PHOTOS TAKEN PRIOR TO TENANCY

TOTAL FLOOR AREA : 1057 sq.ft. (98.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		89	90
		EU Directive 2002/91/EC	

Property Misdescriptions Act 1991
Property details contained herein do not form part of an offer or contract. Any measurements are included for guidance only and as such must not be used for the purchase of carpets or fitted furniture. We have not tested any apparatus, equipment, fixtures, fittings or services neither have we confirmed or verified the legal title of the property. All prospective purchasers must satisfy themselves as to the correctness and accuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property.